



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST


APPLICATION INFORMATION		
Applicant/Owner:	Phone:	
Address:	Email:	
City:	State:	Zip:
Professional/Agent (if any):	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S1: SUBDIVISION OF LAND – MAJOR**

*Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.*

**\_ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL****\_ MAJOR AMENDMENT TO PRELIMINARY PLAT****\_ BULK LAND SUBDIVISION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S1 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- \_\_\_ 6) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ 8) Infrastructure List, if required for building of public infrastructure
- \_\_\_ 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)  
(The Sensitive Lands Site Analysis form can be obtained online at):  
[https://documents.cabq.gov/planning/development-review-board/Sensitive\\_lands\\_analysis\\_form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf)

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 10) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- \_\_\_ 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)  
(not required for Extension)

- 13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- 14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

**PUBLIC NOTICE DOCUMENTATION**

- 15) Sign Posting Agreement
- 16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- Office of Neighborhood Coordination notice inquiry response
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- 17) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

**\_ EXTENSION OF PRELIMINARY PLAT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DHO Application form completed, signed, and dated
- 2) Form S1 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Preliminary Plat
- 5) Copy of DRB approved infrastructure list
- 6) Letter of authorization from the property owner if application is submitted by an agent
- 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- 8) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

**FORM S: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal Description & Location:** TR MM-1A and MM-1B Seven Bar Ranch  
Seven Bar Loop NW between Cottonwood DR NW and Old Airport Ave NW

**Job Description:** Fiiz Drinks

**Hydrology:**

- Grading and Drainage Plan  Approved  NA
- AMAFCA  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA
- MRGCD  Approved  NA

Renee C. Brissette 10/14/22  
Hydrology Department Date

**Transportation:**

- Traffic Circulations Layout (TCL)  Approved  NA
- Traffic Impact Study (TIS)  Approved  NA
- Neighborhood Impact Analysis (NIA)  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA

Ernest Armijo 10/25/2022  
Transportation Department Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement/Serviceability Letter  Approved  NA
- ABCWUA Development Agreement  Approved  NA
- ABCWUA Service Connection Agreement  Approved  NA

Sarah Luckie 2/9/2023  
ABCWUA Date

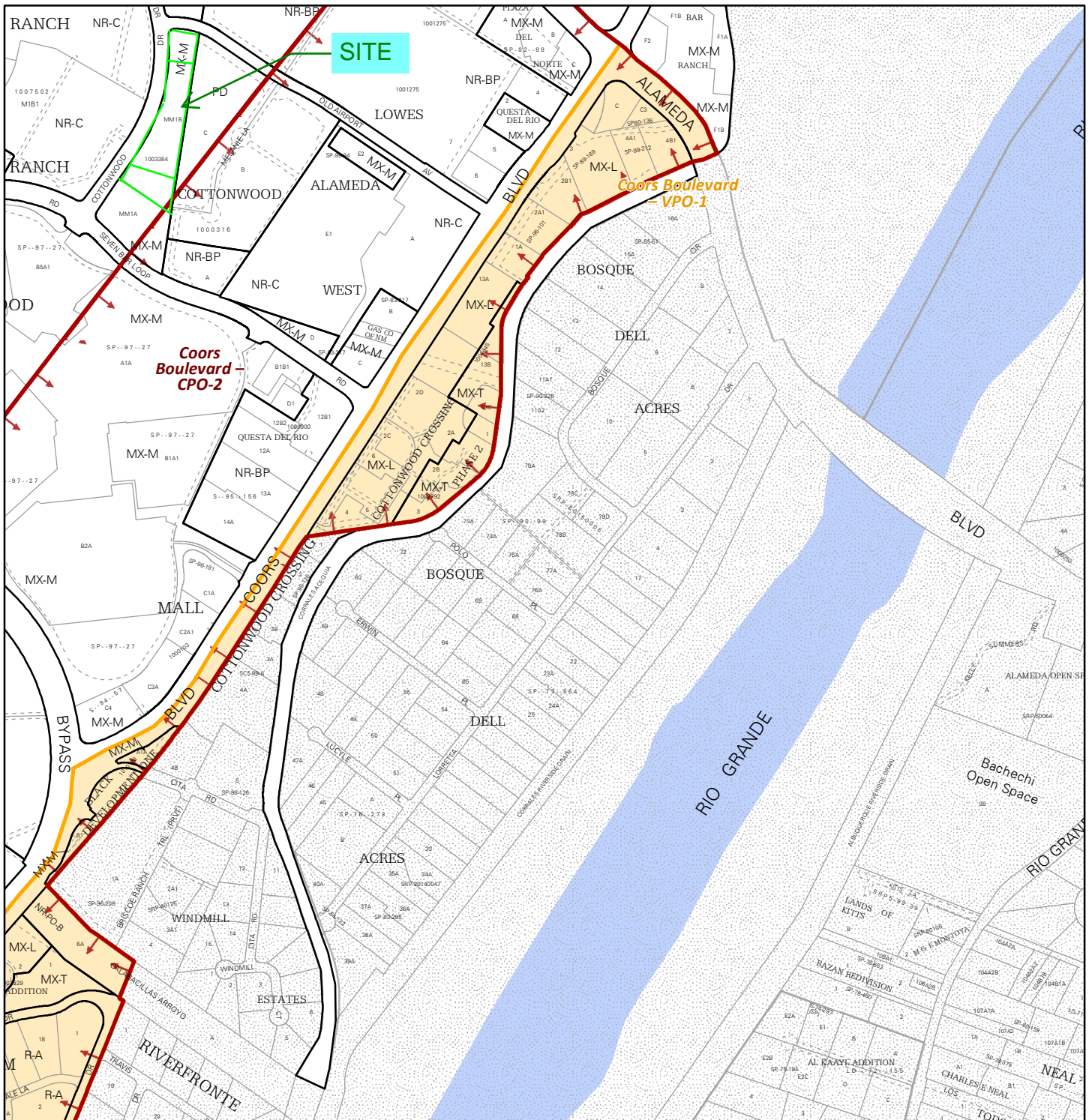
- Infrastructure Improvements Agreement (IIA\*)  Approved
- AGIS (DXF File)  Approved
- Fire Marshall Signature on the plan  Approved

**Signatures on Plat**

- Owner(s)  Yes
- City Surveyor  Yes
- AMAFCA\*\*  Yes  NA
- NM Gas\*\*  Yes
- PNM\*\*  Yes
- COMCAST\*\*  Yes
- MRGCD\*\*  Yes  NA

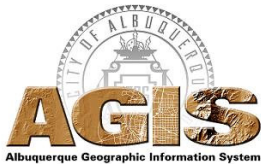
\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

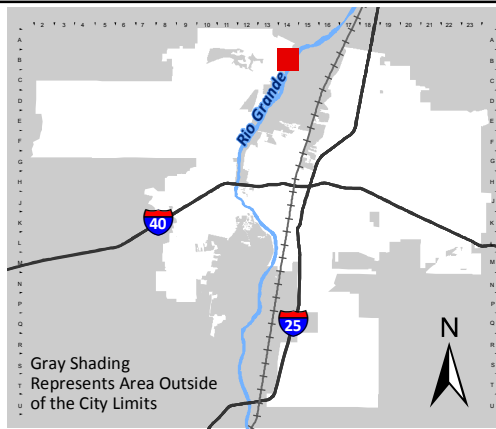


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

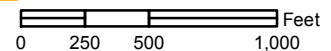


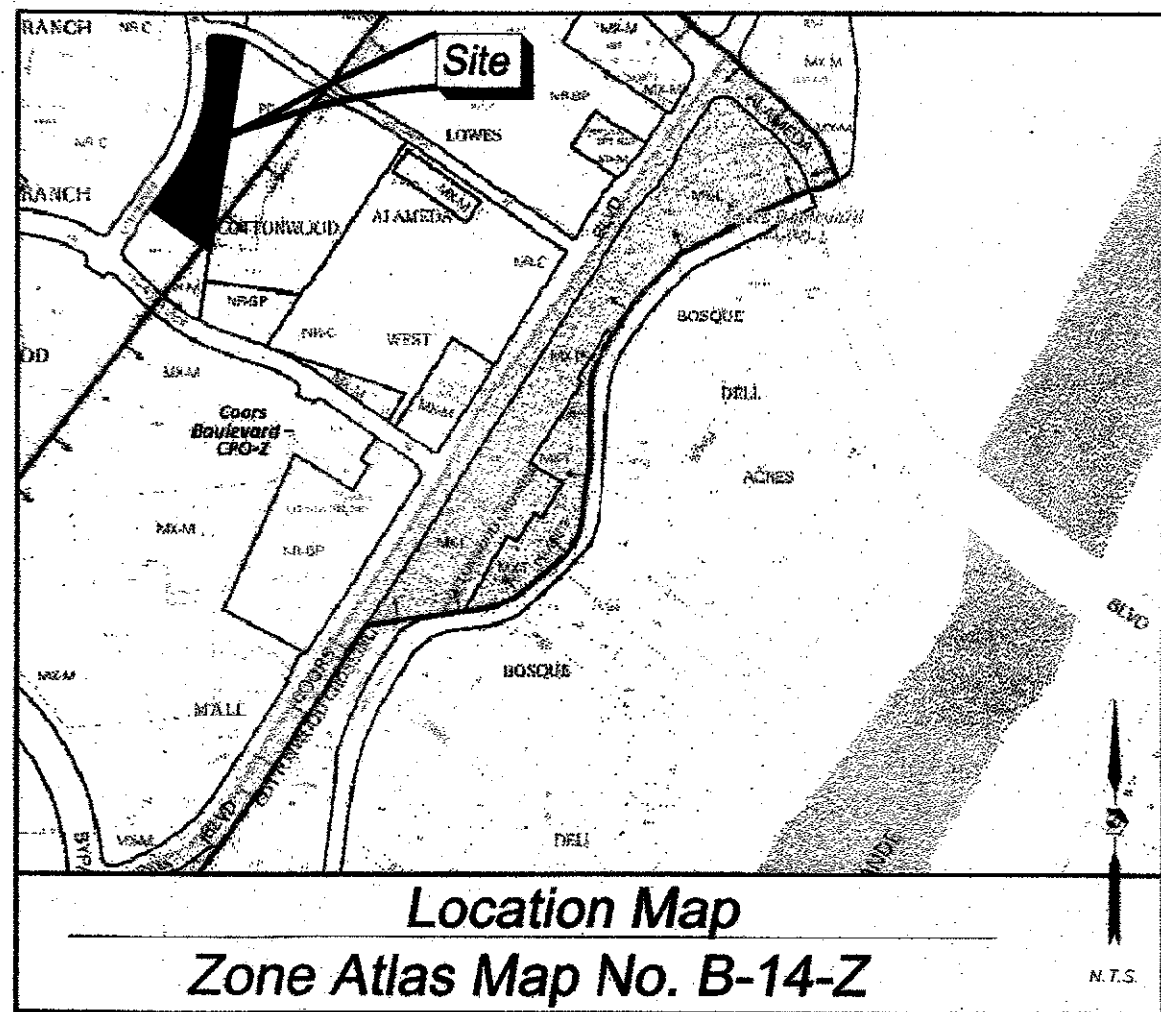
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**B-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 3.7192 ACRES±  
 ZONE ATLAS INDEX NO: B-14-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

RECORDING STAMP

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 5 AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT MM-1-B, SEVEN-BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 30, 2004, IN BOOK 2004C, PAGE 311, NOW COMPRISING TRACTS MM-1-B-1 AND MM-1-B-2, SEVEN-BAR RANCH.

TREASURER'S CERTIFICATE

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ONE EXISTING TRACT INTO TWO NEW TRACTS TO VACATE EASEMENTS, AND TO GRANT EASEMENTS.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

RSF LAND & CATTLE COMPANY LLC  
 A NEW MEXICO LIMITED LIABILITY COMPANY

BY: *Greg Foltz* 09/23/2022  
 MEMBER

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 Jaimie N. Garcia  
 Commission No. 1063368  
 March 22, 2025

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September 2022 BY RSF LAND & CATTLE COMPANY LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, BY GREG FOLTZ, MEMBER.

BY: *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2025  
 NOTARY PUBLIC

Project No. PR-2022-

Application No. -2022-

**Utility Approvals**

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**City Approvals**

<i>Loran Eisenhower P.S.</i> CITY SURVEYOR	9/20/2022 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i> AMATECA	2/6/2023 DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRCCD	DATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]* 9/21/2022  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993  
 DATE



<b>COORDINATE AND DIMENSION INFORMATION</b> STATE PLANE ZONE: NM-C GRID: ABQ GEIOD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320393 GROUND TO GRID: 0.999679709		<b>PLSS INFORMATION</b> LAND GRANT: TOWN OF ALAMEDA SECTION: 05/08 TOWNSHIP: 11 NORTH RANGE: 03 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				<b>INDEXING INFORMATION FOR COUNTY CLERK</b> PROPERTY OWNER: RSF LAND & CATTLE COMPANY LLC SUBDIVISION NAME: SEVEN-BAR RANCH UPC: 101406505748020207 ADDRESS: SEVEN BAR LOOP, NW		<b>PROJECT INFORMATION</b> CREW/TECH: OT DATE OF SURVEY: JUNE 2022 DRAWN BY: JK CHECKED BY: LM PSI JOB NO. 228185P SHEET NUMBER 1 OF 2	
--	--	---	--	--	--	---	--	---	--



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

# Flood Note

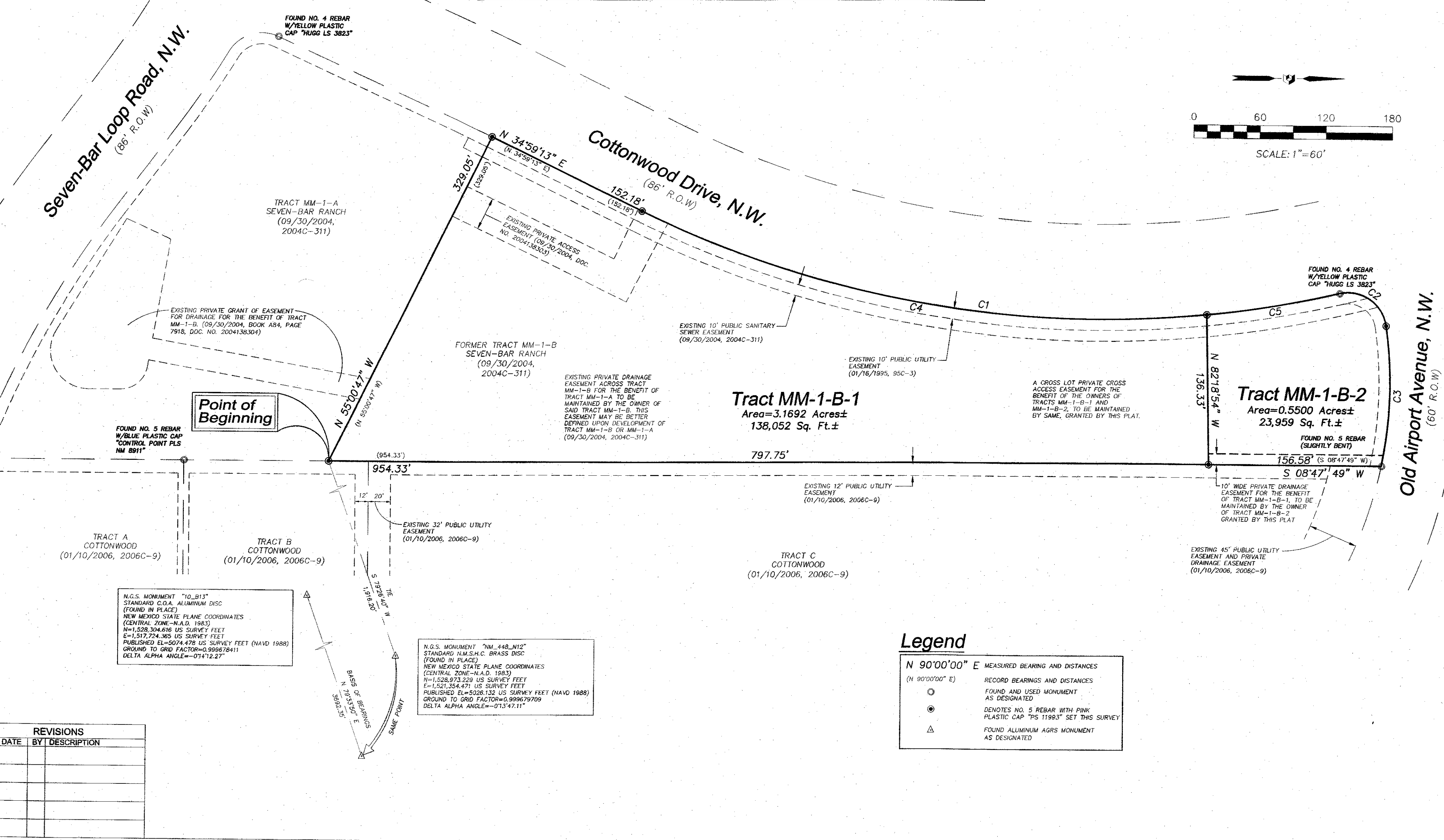
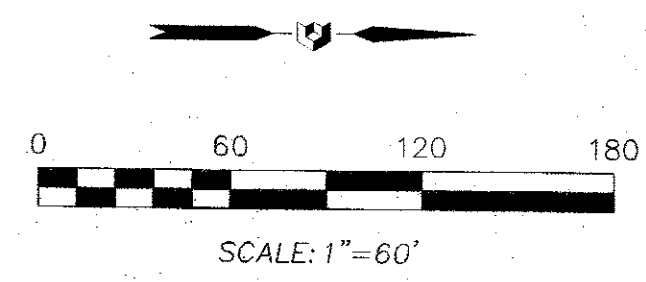
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0109H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORDING STAMP

Plat of  
**Tracts MM-1-B-1 and MM-1-B-2**  
**Seven-Bar Ranch**  
 Town of Alameda Grant, Projected Section 8,  
 Township 11 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2022

## Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	943.00' (R=943.00')	650.11' (L=650.11')	637.31'	N 15°14'13" E	39°30'00"
C2	35.00' (R=35.00')	57.98' (L=57.98')	51.57'	S 42°56'39" W	94°54'52"
C3	370.00' (R=370.00')	128.36' (L=128.36')	127.72'	N 79°39'36" W	19°52'37"
C4	943.00' (R=943.00')	528.33' (L=528.33')	521.45'	N 18°56'11" E	32°06'04"
C5	943.00' (R=943.00')	121.78' (L=121.78')	121.69'	N 00°48'49" W	7°23'57"



**Point of Beginning**

**Tract MM-1-B-1**  
 Area=3.1692 Acres±  
 138,052 Sq. Ft.±

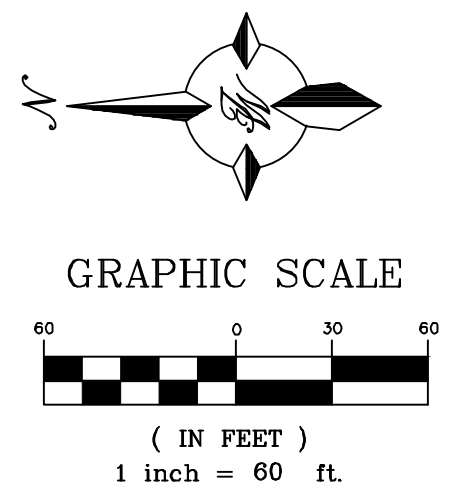
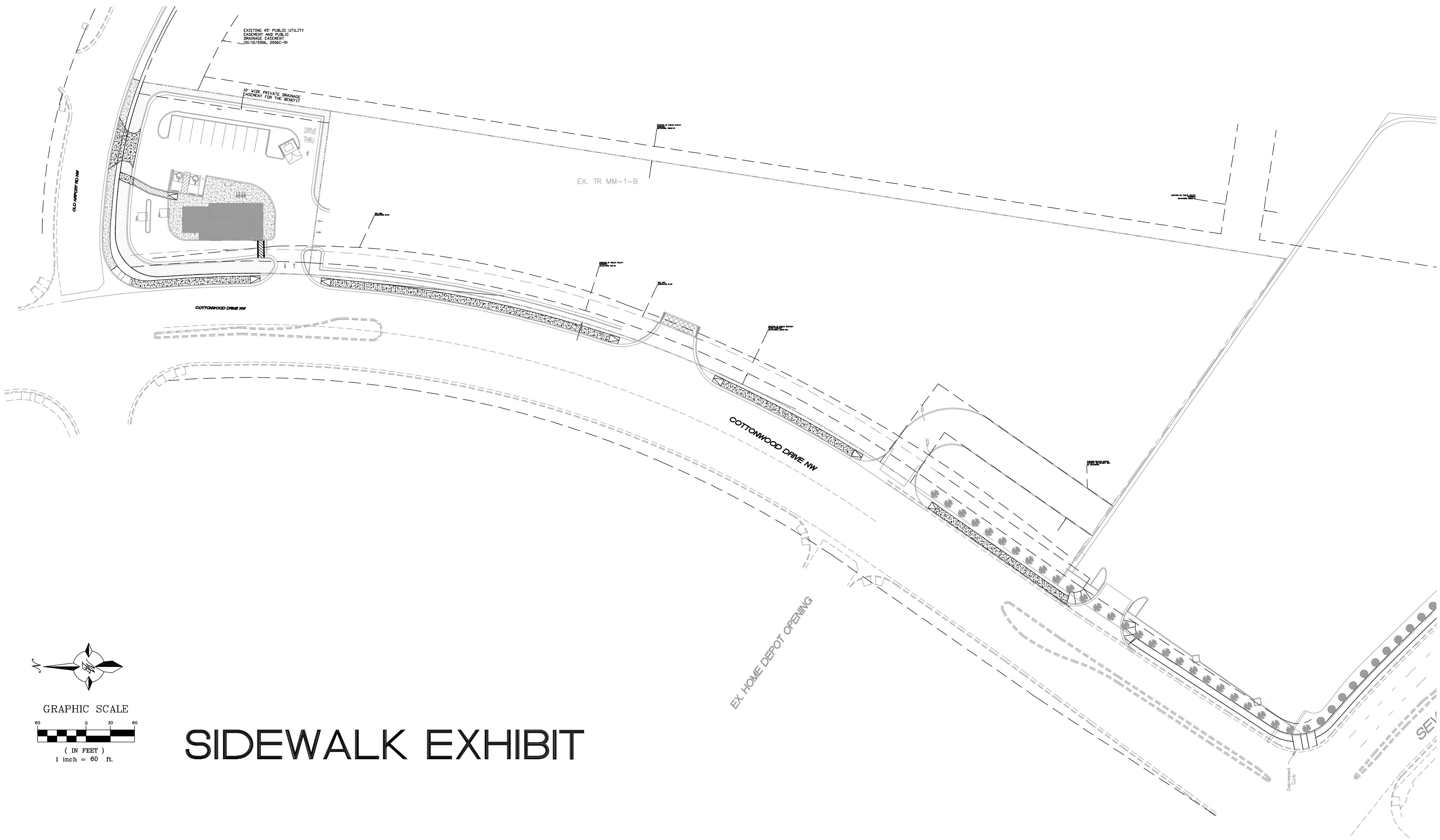
**Tract MM-1-B-2**  
 Area=0.5500 Acres±  
 23,959 Sq. Ft.±

## Legend

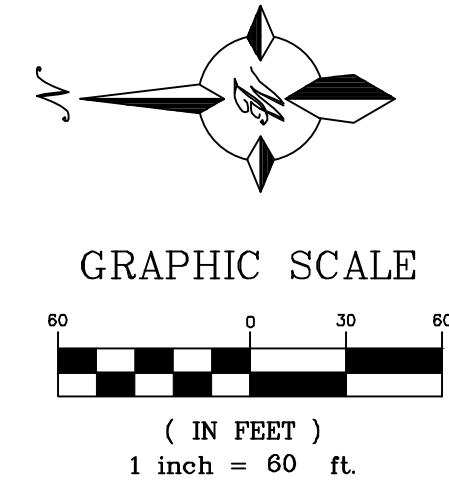
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11983" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

REVISIONS	
DATE	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
DATE PLANE ZONE: NM-C	GRID / GROUND COORDINATES: GRID	LAND GRANT: TOWN OF ALAMEDA	PROPERTY OWNER: RSF LAND & CATTLE COMPANY LLC	PRECISION SURVEYS, INC.		CREW/TECH: OT	DATE OF SURVEY: JUNE 2022
RZONTAL DATUM: AD83	VERTICAL DATUM: NAVD88	SECTION: 05/08	TOWNSHIP: 11 NORTH	RANGE: 03 EAST	MERIDIAN: NMMPM	DRAWN BY: JK	CHECKED BY: LM
BUQUERQUE GEODETIC REFERENCE SYSTEM		CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101406505748020207	PSI JOB NO. 228185P	SHEET NUMBER 2 OF 2
BASE POINT FOR SCALING AND/OR ROTATION: N=0, E=0		DISTANCE ANNOTATION: GROUND		ELEVATION TRANSLATION: ±0.00'		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113	
ROUND TO GROUND: 1.000320393		ROUND TO GRID: 0.999679709		ELEVATIONS VALID: NO		505.856.5700 PHONE 505.856.7900 FAX	

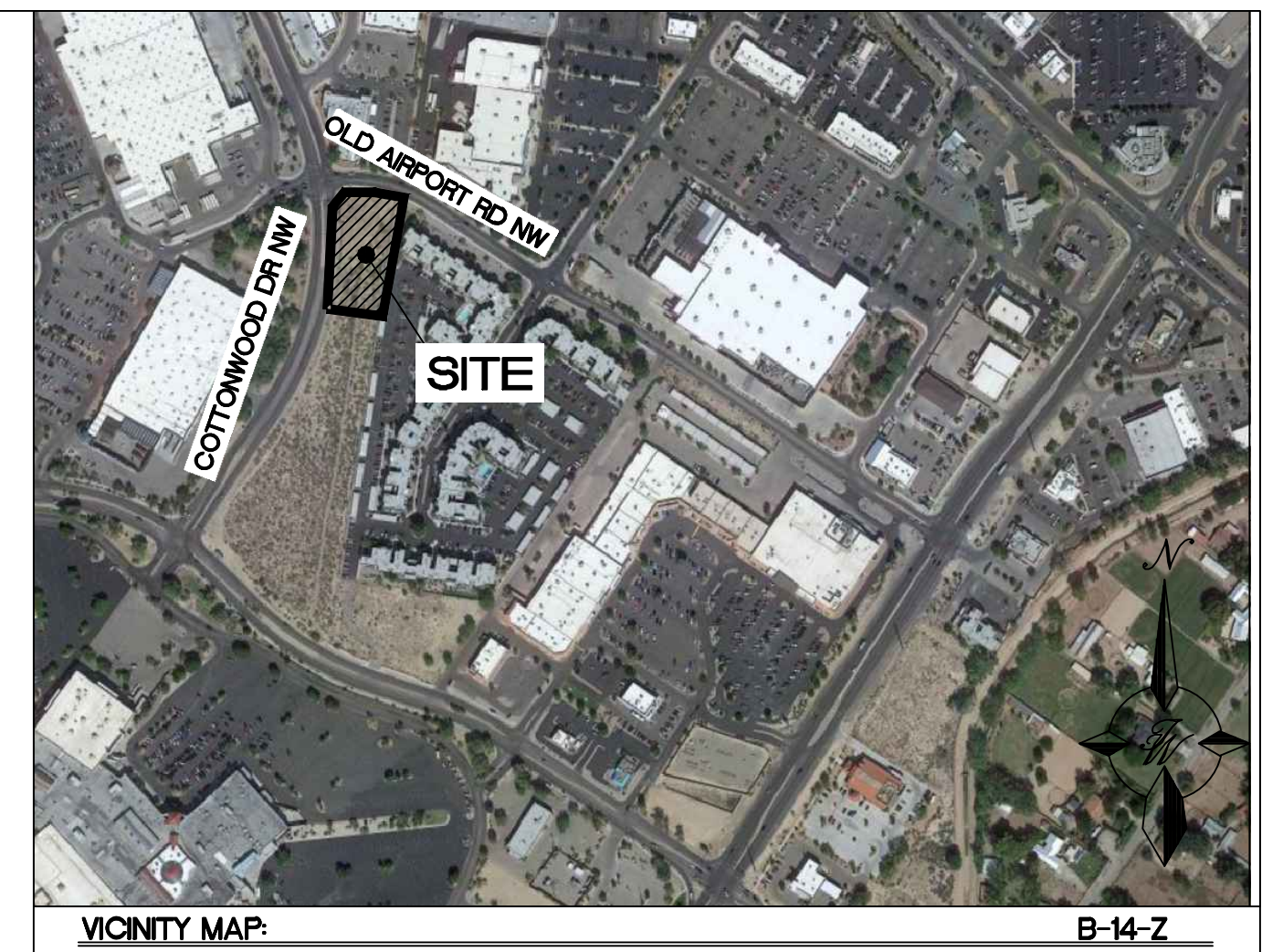


# SIDEWALK EXHIBIT

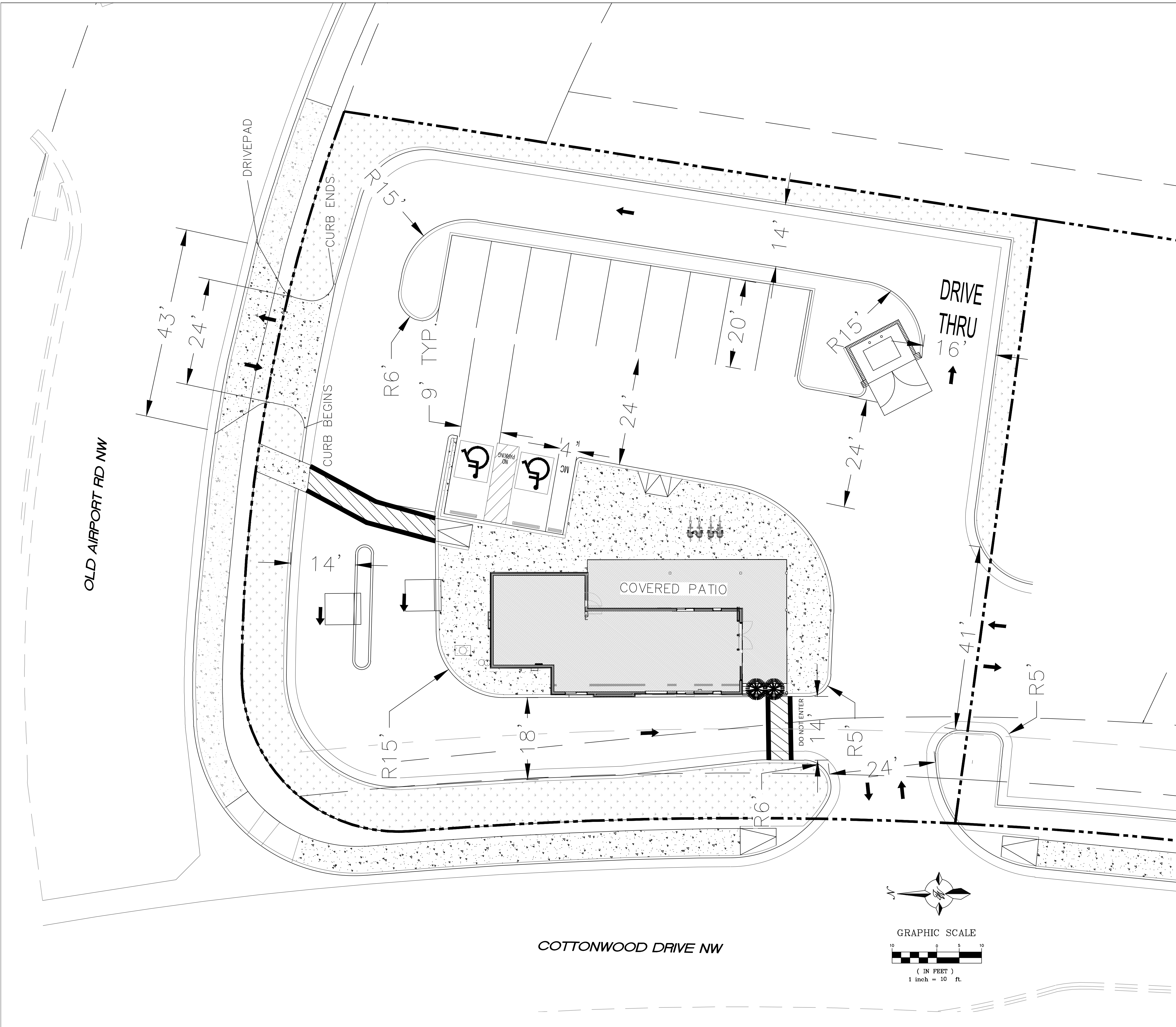


ENGINEER'S SEAL	<b>FIZ DRINKS</b> <b>COTTONWOOD/OLD AIRPORT</b> <b>SKETCH PLAT</b> <b>EXHIBIT</b>	DRAWN BY JL
		DATE 5-13-2022
		2401SPB-05-28-04X
		SHEET #
		<b>C2</b>
RONALD R. BOHANNAN P.E. #7868	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 2022048





VICINITY MAP: B-14-Z



**SITE DATA:**

LOT AREA:	0.55 AC
BUILDING AREA:	1,734 SF
* MAX. BLDG. HEIGHT:	40'
PARKING PROVIDED:	9 SPACES
HC PARKING PROVIDED:	2 SPACES
MC PARKING PROVIDED:	1 SPACES
TOTAL PARKING PROVIDED:	12 SPACES

**LEGEND:**

	CURB & GUTTER
	BOUNDARY LINE
	CENTERLINE
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	PEDESTRIAN ROUTE
	LANDSCAPE AREA

**NOTES:**

- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 10 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON. ALONG COORS BLVD. THE FRONT LANDSCAPED STREET YARD SHALL BE 10 FEET WIDE.
- BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE COMPREHENSIVE CITY ZONING CODE AND WITHIN THE COORS CORRIDOR PLAN, WHICHEVER IS MORE RESTRICTIVE.
- ACCESS AT COTTONWOOD DRIVE SHALL BE LIMITED TO RIGHT-TURN IN AND RIGHT-TURN OUT ACCESS ONLY. ACCESS AT OLD AIRPORT ROAD SHALL BE FULL MOVEMENT.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW BY STUCCO PARAPETS OR STUCCO MOUNTED SCREENS. FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

ENGINEER'S SEAL	<b>FIIZ DRINKS</b> <b>COTTONWOOD/OLD AIRPORT</b> <b>SITE PLAN FOR</b> <b>BUILDING PERMIT</b>	DRAWN BY JL
		DATE 5-13-2022
		2401SPB-05-28-04X
		SHEET #
		<b>C1</b>
RONALD R. BOHANNAN P.E. #7868	 <b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 2022048

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**REPLAT OF SEVEN BAR RANCH**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TR MM-1-B PLAT OF TRACTS MM-1-A AND MM-1-B SEVEN-BAR RANCH**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
DRC #	DRC #						/	/	/	
		25' Wide	8" Sanitary Sewer Extension	West of Replat Tract MM-1 20' wide Utility Easement	20' West of Old Airport Rd	420' West of Old Airport Rd				
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



# ESTIMATED SUMMARY OF COSTS AND QUANTITIES

Contract

ENTITY: Replat Tract M-1-B (Sewer line Extension) No.: 2022048.1 CN: \_\_\_\_\_

PROJECT No.: \_\_\_\_\_

TERMINI: \_\_\_\_\_

SCOPE OF

WORK: Sewer extension from the NW corner lot stub-out to the middle property for replat.

Cost is used from the 2021 COA Bid Item Unit prices.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	ESTIMATED COST
6.05	Mobilization/Demobilization (10%)	LS (10%)	1	\$5,000.00	\$5,000.00
701.02	Trench, Lay & Backfill 4" - 15" Sanitary Sewer	LF	810	\$28.10	\$22,761.00
901.61	Connection To Existing SAS	EA	1	\$4,057.00	\$4,057.00
901.03	8" Sanitary Sewer	LF	810	\$20.20	\$16,362.00
95.16	4" Sanitary Sewer (2 Service Lines)	LF	20	\$31.00	\$620.00
920.07	4' Diameter Sanitary Sewer Manhole Depth < 10' Deep	EA	3	\$5,985.00	\$17,955.00
					66755

	<b>SUBTOTAL</b>	\$ 66,755.00
CONTINGENCY	30.00%	\$ 20,026.50
	<b>SUBTOTAL</b>	\$ 86,781.50
CITY ENGINEERING	0.75%	\$ 650.86
	<b>SUBTOTAL</b>	\$ 87,432.36
BERNALILLO COUNTY NMGRT	7.00%	\$ 6,120.27
TESTING	1.50%	\$ 1,311.49
SURVEYING/STAKING	2.00%	\$ 1,748.65
INSPECTION	2.00%	\$ 1,748.65
	<b>TOTAL</b>	<b>\$ 98,361.41</b>

**Assumptions:**

- Cost is for assuming Sanitary sewer extension only
- Sanitary Sewer would require connection from main existing line and stubbed at property line

**ENGINEER'S DISCLAIMER ON THE ENGINEERING ESTIMATE OF PROBABLE COST**

This Engineer's opinion of probable construction cost is made on the basis of Engineer's experience and qualifications and represents the Engineer's best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding on market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction costs as prepared by Engineer. If Owner wishes greater assurance as to probable construction costs, Owner shall employ in independent cost estimator or contractor. Prices for the extension of private utilities (i.e. electrical, gas, phone, cable tv, etc.) are not included in this estimate. Owner should contact local utility companies to obtain current charges and rebates. Rock excavation was not included in this estimate.



February 9, 2023

Mr. David Campbell  
Development Hearing Officer  
PO Box 1293  
Albuquerque, NM. 87102

RE: MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL  
TR MM-1-B PLAT OF TRACTS MM-1-A AND MM-1-B SEVEN-BAR RANCH  
ZONE ATLAS MAP: B-14-Z

Dear Mr. David Campbell:

Tierra West, LLC. is submitting a Major Subdivision Preliminary Plat Approval on behalf of NM Specialty Soda, LLC, Dr. Casey Allman and Greg Foltz, Coldwell Banker Commercial. This report outlines the constraints identified within the proposed subdivision being comprised of Tract MM-1-B Plat of Tracts MM-1-A and MM-1-B Seven Bar Ranch Zone Atlas Map: B-14-Z (the "subject site"). The subject site is roughly 3.72-acre mixed commercial development site located at the SE corner of Seven Bar Loop NW and Old Airport Rd NW. The subject site is zoned Mixed-Use Medium Intensity (MX-M). The site is currently vacant with desert shrubs and grassed with minor to no previous grading.

Tierra West, LLC. has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land and EPC applications, documenting the following below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of no flood hazard.	The site has no floor risk.
Steep Slopes	None	The overall site is not an area with steep slopes.
Unstable Soils	None	Based on USDS Web Soil Survey Date, the site soils are mainly sandy.
Wetlands (Constant supply of water)	None	No areas of standing water present on site.
Arroyo	None	No Arroyos were identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	No areas of escarpment were identified.
Large Stands of Mature Trees	None	No trees present.
Archeological Sites	None	No archaeological issues have been uncovered. The site is less than 5 acres.



Looking North



Looking East



Looking South



Looking West

The Sensitive lands analysis has found that none of the above features have been determined to be constraining the development of the site. Additionally, no above features have been determined to be present on this site or have negative impacts as identified in the various documents supporting our findings of no sensitive land issue.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vince Carrica, P.E.

JN: 2022048.10  
VC/ah/ca

**Agent Authorization Form**

February 9, 2023

Mr. David Campbell  
Development Hearing Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: **ALL DHO SUBMITTALS**  
**SEVEN BAR RANCH NW, ALBUQUERQUE, NM 87104**  
**TR MM-1 PLAT OF TRACTS MM-1-A AND MM-1-B SEVEN-BAR-RANCH**  
**Zone Atlas Page: B-14-Z**

I/We, RSF Land & Cattle Company LLC, as the owner(s) of the real property described as follows. **TR MM-1 PLAT OF TRACTS MM-1-A AND MM-1-B SEVEN-BAR-RANCH**, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

GREG L. FOLTZ  
Print Name

*Greg L. Foltz*  
Signature

Chief Financial Officer  
Title

FEBRUARY 9, 2023  
Date



February 9, 2023

Mr. David Campbell  
Development Hearing Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL  
TR MM-1-B PLAT OF TRACTS MM-1-A AND MM-1-B SEVEN-BAR RANCH  
ZONE ATLAS MAP: B-14-Z**

Dear Mr. Campbell:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

**Site Location & Subdivision Description**

The subject property is located at the SE corner of Seven Bar Loop NW and Old Airport Rd NW totaling 3.72 acres zoned MX-M. The site will consist of two proposed lots, one being 0.55 acres of a drive-through soda shop with small indoor and outdoor seating and the balance (3.17 acres) of the property for future development consistent with the zoning. The lot to be subdivided is currently undeveloped with sparse vegetation that is bordered by commercial on the North, west and south with residential on the east. To the north of the property is a commercial development that has grocery/clothing and home retail shopping. To the east of the property contains an apartment complex. To the west contains a Home Depot store and to the south of the property is vacant land next to the Cottonwood Mall.

This application for preliminary plat is subsequent to a DRB sketch plat review from the DRB Meeting held on 6/15/2022, PR-2022-007100. Coordination has included discussing site and infrastructure list items with the City Transportation Department and discussing any building design standards with City Code Enforcement. It has been discussed that an additional sewer line development be added for the split of the two lots as well as public sidewalk and utility easements per the COA. The infrastructure list is included with this preliminary plat submittal.

In the Sketch Plat hearing we have identified the need for a sewer line extension for the replat of the two properties. An easement is identified on the replat exhibit just outside of the 10-ft utility easement. We plan to extend this from MM-1-B-2 to MM-1-B-1. Other identified improvements include future sidewalk development, which you can see in our attached sidewalk infrastructure exhibit. Driveway access to both plats is also displayed on our infrastructure exhibit along with the width and shared access.

We also are dedicating cross access, cross drainage, and parking between the two new proposed lots.



We are requesting preliminary plat approval for DRB Major Subdivision Preliminary Plat for the referenced property to split one existing vacant tract into two tracts. The Preliminary Plat complies with all regulations set within the DPM and IDO for the replat submittal of the subdivision. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Carrica".

Vince Carrica, P.E.

cc:

JN: 2022048.10  
VC/ah/jg



# DEVELOPMENT REVIEW BOARD

## Agenda

### ONLINE ZOOM MEETING

**June 15, 2022**

Jolene Wolfley..... DRB Chair  
 Jeanne Wolfenbarger ..... Transportation  
 Blaine Carter..... Water Authority  
 Ernest Armijo. ....Hydrology  
 Jeff Palmer.....Code Enforcement  
 Cheryl Somerfeldt.....Parks and Rec

*Angela Gomez ~ DRB Administrative Assistant*

\*\*\*\*\*

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

**NOTE:** CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

**A. Call to Order: 9:00 A.M.**

**B. Changes and/or Additions to the Agenda**

**a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.**

**b. Remote Meeting Information:**

Join Zoom Meeting: <https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604 By phone: +1 346 248 7799 or Find your local number:

<https://cabq.zoom.us/j/81711919604>

**MAJOR CASES**

- 1. [PR-2022-006547](#)  
SI-2022-00216 – SITE PLAN

**ROSE MIRANDA** requests the aforementioned action(s) for all or a portion of: **LOT 2A1, NORTHEAST PORTION OF BLACK RANCH** zoned **MX-L**, located at **10126 COORS BLVD NW** containing approximately **1.247** acre(s). **(B-14)** [Deferred from 3/2/22, 4/6/22, 5/4/22]

**PROPERTY OWNERS:** SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL

**REQUEST:** SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

2. [PR-2021-005597](#)  
[SD-2022-00026](#) – PRELIMINARY PLAT

**MODULUS ARCHITECTS** agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3901 COORS BLVD NW between COORS BLVD and ST. JOSEPHS** containing approximately **26.5** acre(s). **(G-11)** [Deferred from 3/16/22, 4/27/22, 5/11/22, 5/18/22, 6/8/22]

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC

**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

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## **SKETCH PLATS**

3. [PR-2022-007141](#)  
[PS-2022-00090](#) – SKETCH PLAT

**CONSENSUS PLANNING | SHAWNA BALLAY** agent for **KEYSTONE HOMES** requests the aforementioned action(s) for all or a portion of: **TRACT B-1, HERITAGE MARKETPLACE** zoned **MX-L**, located at **1700 UNSER BLVD NW between I-40 and LADERA DR NW between I-40 and LADERA DR NW** containing approximately **9.05** acre(s). **(H-09)**

**PROPERTY OWNERS:** BERNCO INVESTORS LLC

**REQUEST:** REDUCE MULTI-FAMILY UNITS FROM 230 APARTMENTS TO APPROXIMATELY 129 TOWNHOMES

- 
4. [PR-2022-007100](#)  
[PS-2022-00115](#) – SKETCH PLAT

**TIERRA WEST, LLC** agent for **RSF LAND & CATTLE COMPANY LLC** requests the aforementioned action(s) for all or a portion of: **TRACT MM-1A and MM-1B, SEVEN BAR RANCH** zoned **MX-M**, located at **SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW** containing approximately **3.7193** acre(s). **(B-14)**

**PROPERTY OWNERS:** RSF LAND & CATTLE COMPANY LLC

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

- 
5. [PR-2022-007103](#)  
[PS-2022-00117](#) – SKETCH PLAT

**TIERRA WEST, LLC** agent for **ABQ TERMINAL LLC | LB WALKER & ASSOCIATES** requests the aforementioned action(s) for all or a portion of: **MAP 44 TRACT 64C2 EXC 0.30 AC X ALL TRACT 64C3A2** zoned **NR-LM**, located at **3200 BROADWAY BLVD SE between BROADWAY BLVD SE and WOODWARD RD SE** containing approximately **21.43** acre(s). **(M-14)**

**PROPERTY OWNERS:** ABQ TERMINAL LLC ATTN: WALKER & ASSOCIATES INC.

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

6. [PR-2022-007112](#)  
[PS-2022-00118](#) – SKETCH PLAT
- VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO** requests the aforementioned action(s) for all or a portion of: **LOT 10-A, BLOCK 13, FAIRGROUNDS ADDITION** zoned **NR-C**, located at **327 GEORGIA ST SE between ZUNI RD and CENTRAL AVE** containing approximately **0.41** acre(s). **(K-18)**
- PROPERTY OWNERS:** VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO  
**REQUEST:** MERGE 4 LOTS INTO ONE LOT
- 

**MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm**

7. [PR-2019-002651](#)  
[SD-2022-00094](#) – PRELIMINARY/FINAL PLAT
- ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **R & B LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned **NR-BP**, located at **1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD** containing approximately 48.6595 acre(s). **(M-15)**
- PROPERTY OWNERS:** R&B LLC  
**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT
- 

8. [PR-2022-007033](#)  
[SD-2022-00093](#) – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEYS INC.** agent for **1701 5<sup>TH</sup> STREET PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 5 BLOCK 3, IVES ADDITION** zoned **NR-LM**, located at **1705 5<sup>TH</sup> STREET NW between ASPEN AVE NW and HAINES NW** containing approximately 0.3480 acre(s). **(H-14)**
- PROPERTY OWNERS:** 1701 5<sup>TH</sup> STREET PARTNERS, LLC  
**REQUEST:** CREATE ONE NEW LOT FROM 5 EXISTING LOTS, DRB DETERMINATION ALLOWING WIDTHS OF 5<sup>TH</sup> ST AND PUBLIC ALLEY ADJOINING LOT
- 

9. [PR-2021-005716](#)  
[SD-2022-00077](#) – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEYS, INC.** agent for **PAULETTE BACA** requests the aforementioned action(s) for all or a portion of: **TRACT 93A3, MRGCD MAP 40** zoned **R-1A**, located at **711 7<sup>TH</sup> ST SW between STOVER AVE SW and ATLANTIC AVE SW** containing approximately **0.2585** acre(s). **(K-14)**  
*[Deferred from 5/25/22, 6/8/22]*
- PROPERTY OWNERS:** LUJAN NELSON J & BACA PAULETTE  
**REQUEST:** CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, DRB DETERMINATION REQUEST FOR EXISTING SIDEWALK WIDTH
-

10. [PR-2022-006614](#)  
SD-2022-00079 – VACATION OF PUBLIC  
EASEMENT

**COMMUNITY SCIENCES CORPORATION** agent for **MICHAEL & EMILY CISNEROS** requests the aforementioned action(s) for all or a portion of: **LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS** zoned **R-1D**, located at **6508 JADE DR NW between EMERALD DR NW and 81<sup>st</sup> NW** containing approximately **0.3435** acre(s). **(E-10)** *[Deferred from 5/25/22, 6/8/22]*

**PROPERTY OWNERS:** HANNA JOSEPHINE T & HANNA MARK E

**REQUEST:** VACATE EXISTING 25' DRAIN. EASEMENT IN BACK OF LOT 3

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Other Matters:

Action Sheet Minutes – June 8, 2022

DRB Member Signing Session for Approved Cases

ADJOURN

## IDO Summary List

Development Review Board:

### **HYDROLOGY SECTION**

Comments-

- Hydrology will need an approved grading and drainage plan completed by a New Mexico registered professional Civil Engineer for the propped site plan. **NO ISSUE**
- On the proposed play, please provide a cross lot drainage easement. **NO ISSUE**

### **PLANNING- CASE COMMENTS**

Comments-

For future Site Plan and platting action submittals-

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.  
Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda. **NO ISSUE**
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico. **NO ISSUE**
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S and/or P as a part of the application process and obtain the required signatures. **NO ISSUE**
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity. **CONNECTIVITY JUST NEEDS AN AGREEMENT**
- Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan.  
If none exist and/or where silent, development must meet standards and provisions of IDO and the DPM. **NO AMENDMENTS**
- For Restaurant and Drive-Through Uses please reference the following IDO sections:
  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit and Employment Center. **NO ISSUE**
  - 4-3-D-8 Restaurant Use Specific Standards. **NO ISSUE**

- 4-3-F-4 Drive-Through Use Specific Standards. **QUEUING REQ MET**
- 5-1 Dimension Standards for MX-M. **GOOD ON SETBACKS**

2-4(C)(2) Use and Development Standards

Development Location	General	UC-MS-PT	
<b>Site Standards</b>			
<b>A</b>	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
<b>Setback Standards</b>			
<b>B</b>	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
<b>C</b>	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
<b>D</b>	Rear, minimum	15 ft.	Street or alley: 0 ft.
<b>Building Height</b>			
<b>E</b>	Building height, maximum	48 ft.	65 ft. >100 ft. from all lot lines: N/A

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

- 5-3-C-3-B Access & Connectivity. **JUST NEED SIGNED AGREEMENT**
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle. **NO REQUIREMENTS FOR DRIVE-THRU**
  - 5-6 Landscaping, Buffering, and Screening. **ALL REQ. SEE SITE PLAN NOTES**
  - 5-7 Walls/Fences **NOT REQUIRED**
  - 5-11-E Building and façade design.
- EPC/DRB approvals were previously approved for the site per 1003384. Further research and determination need to be made to determine if the previous EPC/DRB approvals are active (haven't expired) and if there's a governing Site Plan for the site to determine the next step for site development. **NO ISSUE**

**PARKS AND RECREATION DEPARTMENT**

Comments-

- Street Trees required per IDO Section 5-6(B). Please consult the NM Climate Ready Tree List: <https://www.nature.org/content/dam/tnc/nature/en/documents/Climate-Ready-Trees-Report-Nov2020.pdf> **NO ISSUE**

**TRANSPORTATION DEVELOPMENT**

Comments-

- This project is within a Center. Airport Drive and Cottonwood Drive are local roads. Five-foot wide sidewalk is required along the frontage of these properties. Also provide a landscape buffer between the sidewalk and curb per DPM requirements. **6-FT SW**
- For any development along Seven Bar loop road, a minimum ten-foot wide sidewalk is required, and bike lanes are also proposed per the MRCOG plan. **ROW MAY HAVE TO BE GIVEN UP FOR BIKE LANE**

- Overall site plan concept with proposed accessway locations and site plan dimensioning looks acceptable. Provide a queuing analysis for the proposed drive-thru. Fill out a Traffic Scoping form to determine any Traffic Impact Study requirements. **NO ISSUE**
- Submit proposed site plan for a Traffic Circulation Layout review. Follow all applicable standards in the IDO and DPM. If providing a site plan to DRB, a conceptual TCL is required for approval prior to DRB submittal. A second TCL submittal is required prior to building permit to incorporate necessary details. **NO ISSUE**

### **CODE ENFORCEMENT COMMENTS**

#### Comments-

- Replat of the property must conform to IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land. It must not create nor increase any nonconformity with the IDO. **JUST NEED AGREEMENT FOR CONNECTIVITY**
- Property is zoned MX-M (Mixed-Use Medium Intensity), and must follow all Dimensional Standards as per IDO section 5-1(D), Table 5-2-1. **NO ISSUE**
- Future development must meet all IDO Development Standards in IDO section 14-16-5, including but not limited to sections 5.5 Parking, 5.6 Landscaping, 5.7 Walls & Fences, 5.8 Outdoor and Site Lighting, 5.11 Building Design, and 5.12 Signage; as well as requirements of the DPM and other adopted City regulations. **NO ISSUE**
- Drive-through use must meet the Use Specific standards as per IDO section 4-3(F)(4), as well as parking buffer requirements shown in IDO section 5-5(I)(2). Please note the landscape/wall screen buffers required for drive-through lanes adjacent to public right-of-way. **BUFFER AND SCREEN NOTED ON SITE PLAN**
- No further comments or objections at this time.

### **UTILITY DEVELOPMENT SECTION**

#### Comments-

- The property is located outside of the Adopted Service Area. Since infrastructure improvements are likely, a Water Authority Board approved development is required prior to approval. **NO ISSUE**
- Make a request for availability online. A Serviceability Letter will be issued in lieu of an Availability Statement, which will supplement the development agreement. This Serviceability Letter is also required prior to approval. **NO ISSUE**
- There is a public 12" waterline along Cottonwood Dr. and a dead end 8" waterline along Old Airport Ave., which terminates near the midpoint of proposed Lot 1. **REVISIT WITH KRIS**



- There is an existing 8” sanitary sewer stub located near the northwest corner of proposed Lot 1. A public sanitary sewer extension may be required to cover the entire property frontage along Cottonwood Dr. to facilitate service to proposed Lot 2 and existing Lot MM1A to the south. Official requirements will be outlined in Serviceability Letter.
  - a. A public sanitary sewer easement may be required based on the required alignment of the public sanitary sewer. **REVISIT WITH KRIS**
- Provide a Utility Plan for review. **NO ISSUE**

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  \_\_\_\_\_ 02.09.2023  
(Applicant or Agent) (Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

Completed Neighborhood  
Meeting Request Form(s)

\*\* No Neighborhood  
Associations to notify, Per ONC  
Inquiry\*\*

Proof of Email with Read  
Receipt OR Certified Letter  
offering meeting to applicable  
associations

\*\* No Neighborhood  
Associations to notify, Per ONC  
Inquiry\*\*

## Yvanna Escajeda

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Thursday, February 9, 2023 11:35 AM  
**To:** Yvanna Escajeda  
**Subject:** Seven Bar LP NW Public Notice Inquiry Sheet Submission  
**Attachments:** Cottonwood Dr NW & Seven Bar Loop.pdf

### PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

As of Thursday, February 9, 2023, there are **NO** neighborhood associations to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Wednesday, February 8, 2023 2:03 PM

**To:** Office of Neighborhood Coordination <[yescajeda@tierrawestllc.com](mailto:yescajeda@tierrawestllc.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Yvanna Escajeda

Telephone Number

5058583100

Email Address

[yescajeda@tierrawestllc.com](mailto:yescajeda@tierrawestllc.com)

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR MM-1-B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH (BEING A REPLAT OF TRACT MM-1 SEVEN-BAR RANCH) CONT 3.7193 AC

Physical address of subject site:

Seven Bar LP NW Albuquerque NM 87114

Subject site cross streets:

Cottonweed Dr NW & Seven Bar Loop NW

Other subject site identifiers:

This site is located on the following zone atlas page:

B-14-Z

Captcha

x

# Buffer Map & List of Property Owners within 100 ft

## Yvanna Escajeda

---

**From:** PLNBufferMaps <plnbuffermaps@cabq.gov>  
**Sent:** Monday, January 30, 2023 3:18 PM  
**To:** Yvanna Escajeda; Jaimie Garcia  
**Subject:** RE: 2022048 100ft Buffer Request Cottonwood Dr. & Seven Bar Loop  
**Attachments:** Cottonwood Dr NW & Seven Bar Loop.pdf; Cottonwood Dr NW & Seven Bar Loop - Labels.docx; Cottonwood Dr NW & Seven Bar Loop - 8.5x11 - Scale in Feet.pdf; Cottonwood Dr NW & Seven Bar Loop - Labels.csv

January 30, 2023

Yvanna:

Good afternoon. Attached is your Buffer Map and all associated documents for the subject matter.

Thank you and have a wonderful day.

Respectfully submitted,



**Planning Buffer Maps**  
email [plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov)

---

**From:** Yvanna Escajeda <yescajeda@tierrawestllc.com>  
**Sent:** Friday, January 27, 2023 8:11 AM  
**To:** PLNBufferMaps <plnbuffermaps@cabq.gov>; Jaimie Garcia <jgarcia@tierrawestllc.com>  
**Subject:** RE: 2022048 100ft Buffer Request Cottonwood Dr. & Seven Bar Loop

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning please see the updated map to help better locate our site we are requesting 100ft buffer on, I believe there may have been some confusion of the location.

Please let us know if you need anything else from us.

Thank you!

Respectfully,

**Yvanna Escajeda**  
Project Coordinator  
Tierra West LLC



5571 Midway Park Place NE  
Albuquerque, NM 87109  
505-858-3100 Office  
505-858-1118 Fax

---

**From:** PLNBufferMaps <[plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov)>  
**Sent:** Friday, January 27, 2023 8:03 AM  
**To:** Jaimie Garcia <[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)>  
**Cc:** Yvanna Escajeda <[yescajeda@tierrawestllc.com](mailto:yescajeda@tierrawestllc.com)>  
**Subject:** RE: 2022048 100ft Buffer Request Cottonwood Dr. & Seven Bar Loop

January 27, 2023

Jaimie:

Good morning. Can you please resent your complete map that you are requesting a Buffer Map for as the one received was only a partial markup of the location that appears to extend further onto a secondary page. Thank you and have a wonderful day.

Respectfully submitted,



**Planning Buffer Maps**  
email [plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov)

---

**From:** Jaimie Garcia <[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)>  
**Sent:** Wednesday, January 25, 2023 4:15 PM  
**To:** PLNBufferMaps <[plnbuffermaps@cabq.gov](mailto:plnbuffermaps@cabq.gov)>  
**Cc:** Yvanna Escajeda <[yescajeda@tierrawestllc.com](mailto:yescajeda@tierrawestllc.com)>  
**Subject:** 2022048 100ft Buffer Request Cottonwood Dr. & Seven Bar Loop

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hello –

Please provide a 100ft buffer for the attached Zone Atlas Page of the site. Please let me know if additional information is needed.

TRACT NO: TR MM-1-B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH (BEING A REPLAT OF TRACT MM-1 SEVEN-BAR RANCH) CONT 3.7193 AC  
SITE ADDRESS: Seven Bar LP NW Albuquerque NM 87114  
BETWEEN: Cottonwood Dr NW & Seven Bar Loop NW

Kind Regards,

**Jaimie N. Garcia**

Assistant Planner  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
o: 505-858-3100 Ext: 1213  
f: 505-858-1118  
[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)

**PRIVILEGED AND CONFIDENTIAL**

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

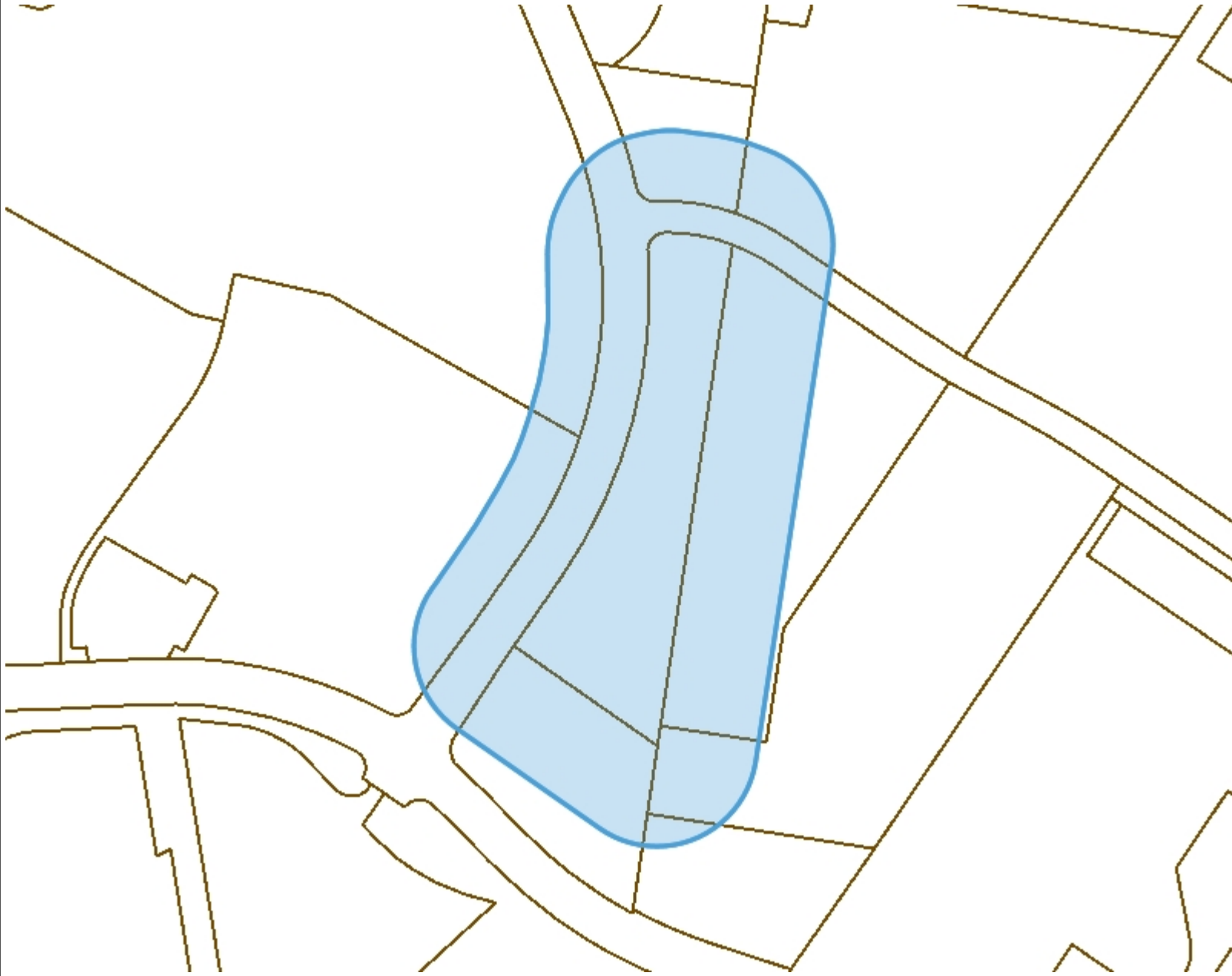


# Cottonwood Drive & Seven Bar Loop



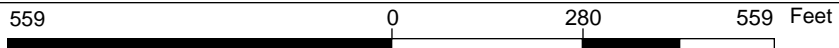
## Legend

□ Bernalillo County Parcels



## Notes

BUFFER: 190 Ft.  
ROW: Cottonwood Dr NW; 90 Ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
1/30/2023 © City of Albuquerque

1: 3,356

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

IRONSTONE BANK ATTN: FACILITIES  
PO BOX 27131  
RALEIGH NC 27611-7131

SOLAIRE APARTMENTS SPE LLC ATTN:  
MILLBURN & COMPANY-JAKE MILBURN  
15 W SOUTH TEMPLE ST SUITE 640  
SALT LAKE CITY UT 84101-1540

COLE MT ALBUQUERQUE NM LLC C/O  
RYAN LLC-PTS  
PO BOX 460389 DEPT 250  
HOUSTON TX 77056-8389

BRANCH TURNER & MARGARET  
2025 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87104

RSF LAND & CATTLE COMPANY LLC  
4801 LANG AVE NE SUITE 210  
ALBUQUERQUE NM 87109-4474

WAL-MART STORES EAST LTDPTNS C/O  
WAL-MART PROP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE AR 72716-8055

DGM LLC ATTN: BERGER BRIGGS  
4333 PAN AMERICAN FWY NE SUITE A  
ALBUQUERQUE NM 87107-6833

BERNALILLO COUNTY C/O COUNTY  
MANAGER  
415 SILVER AVE SW  
ALBUQUERQUE NM 87102-3225

HOME DEPOT USA INC  
2455 PACES FERRY RD  
ATLANTA GA 30339

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: WAL-MART STORES EAST LTDPTNS C/O WALMART  
PROP TAX DEPT MS 0555

Mailing Address\*: PO BOX 8050 BENTONVILLE AR 72716-8055

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide  
into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link



[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] SAD NO 223 Part 4; New Infrastructure improvements for Ellison Dr, Seven Bar Loop and Cottonwood Drive
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: DGM LLC ATTN: BERGER BRIGGS

Mailing Address\*: 4333 PAN AMERICAN FWY NE SUITE A ALBUQUERQUE, NM 87107-6833

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link



[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

TIERRA WEST LLC / 5571 MIDWAY PARK PL NE, ALBUQUERQUE NM / (505) 858-3100 / AMANDA HERRERA

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)       NA

Explanation<sup>\*</sup>:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):     Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
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[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Bernalillo County C/O County Manager

Mailing Address\*: 415 Silver Ave SW, Albuquerque, NM 87102-3225

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

TIERRA WEST LLC / 5571 MIDWAY PARK PL NE, ALBUQUERQUE NM / (505) 858-3100 / AMANDA HERRERA

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)       NA

Explanation<sup>\*</sup>:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] SAD NO 223 Part 4; New Infrastructure improvements  
for Ellison Dr, Seven Bar Loop and Cottonwood Drive
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: HOME DEPOT USA INC

Mailing Address\*: 2455 PACES FERRY RD ATLANTA, GA 30339

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

TIERRA WEST LLC / 5571 MIDWAY PARK PL NE, ALBUQUERQUE NM / (505) 858-3100 / AMANDA HERRERA

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)       NA

Explanation<sup>\*</sup>:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):     Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] SAD NO 223 Part 4; New Infrastructure improvements for Ellison Dr, Seven Bar Loop and Cottonwood Drive
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: IRONSTONE BANK ATTN: FACILITIES

Mailing Address\*: PO BOX 27131, RALEIGH NC 27611-7131

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

TIERRA WEST LLC / 5571 MIDWAY PARK PL NE, ALBUQUERQUE NM / (505) 858-3100 / AMANDA HERRERA

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)       NA

Explanation<sup>\*</sup>:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):     Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
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- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: SOLAIRE APARTMENTS SPE LLC ATTN: MILLBURN & COMPANY-JAKE MILBURN

Mailing Address\*: 15 W SOUTH TEMPLE ST SUITE 640, SALT LAKE CITY, UT 84101-1540

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link



[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] SAD NO 223 Part 4; New Infrastructure improvements for Ellison Dr, Seven Bar Loop and Cottonwood Drive
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: COLE MT ALBUQUERQUE NM LLC C/O RYAN LLC-PTS

Mailing Address\*: PO BOX 460389 DEPT 250, HOUSTON TX 77056-8389

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link





[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] SAD NO 223 Part 4; New Infrastructure improvements for Ellison Dr, Seven Bar Loop and Cottonwood Drive
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: BRANCH TURNER & MARGARET

Mailing Address\*: 2025 RIO GRANDE BLVD NW, ALBUQUERQUE NM 87104

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

TIERRA WEST LLC / 5571 MIDWAY PARK PL NE, ALBUQUERQUE NM / (505) 858-3100 / AMANDA HERRERA

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)       NA

Explanation<sup>\*</sup>:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] (CPO) - Character Protection Overlay Zone (3-4)
  4. Center or Corridor Area [if applicable] SAD NO 223 Part 4; New Infrastructure improvements for Ellison Dr, Seven Bar Loop and Cottonwood Drive
- Current Land Use(s) [vacant, if none] Vacant
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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 02.08.2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: RSF LAND & CATTLE COMPANY LLC

Mailing Address\*: 4801 LANG AVE NE SUITE 210 ALBUQUERQUE, NM 87109-4474

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* COTTONWOOD DR NW & OLD AIRPORT RD NW  
Location Description TR MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH
2. Property Owner\* RSF LAND & CATTLE COMPANY LLC
3. Agent/Applicant\* [if applicable] TIERRA WEST LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: PRELIMINARY REPLAT

Summary of project/request<sup>1\*</sup>:

Tierra West LLC on behalf of RSF Land & Cattle Company LLC, is requesting to divide into two lots TR MM-1-B Tracts of MM-1-A and MM-1-B Seven Bar Ranch, zoned MX-M.

5. This application will be decided at a public hearing by\*:

DEVELOPMENT HEARING OFFICER (DHO)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: February 22, 2023 / 9:00am

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

TIERRA WEST LLC / 5571 MIDWAY PARK PL NE, ALBUQUERQUE NM / (505) 858-3100 / AMANDA HERRERA

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)       NA

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7193AC
  2. IDO Zone District MX-M
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- Current Land Use(s) [vacant, if none] Vacant
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**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

Buffer Map & List of Property  
Owners within 100 ft  
Proof of First Class  
Mailing



TERRA WEST, LLC  
DWAY PARK PLACE NE  
QUERQUE NM 87109



WAL-MART STORES EAST LTDPTNS C/O  
WAL-MART PROP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE AR 72716-8055

TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



DGM LLC ATTN: BERGER BRIGGS  
4333 PAN AMERICAN FWY NE SUITE A  
ALBUQUERQUE NM 87107-6833

TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



HOME DEPOT USA INC  
2455 PACES FERRY RD  
ATLANTA GA 30339

*TERRA WEST*. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



SOLAIRE APARTMENTS SPE LLC ATTN:  
MILLBURN & COMPANY-JAKE MILBURN  
15 W SOUTH TEMPLE ST SUITE 640  
SALT LAKE CITY UT 84101-1540

*TERRA WEST*. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



RSF LAND & CATTLE COMPANY LLC  
4801 LANG AVE NE SUITE 210  
ALBUQUERQUE NM 87109-4474

*TERRA WEST*. LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



COLE MT ALBUQUERQUE NM LLC C/O  
RYAN LLC-PTS  
PO BOX 460389 DEPT 250  
HOUSTON TX 77056-8389

TERRA WEST, LLC  
MIDWAY PARK PLACE NE  
BUQUERQUE NM 87109



IRONSTONE BANK ATTN: FACILITIES  
PO BOX 27131  
RALEIGH NC 27611-7131

TERRA WEST, LLC  
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BUQUERQUE NM 87109



BRANCH TURNER & MARGARET  
2025 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87104

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